

CARLISLE PLANNING BOARD

MINUTES

JANUARY 25, 1993

Present:

Kenneth Ernstoff, Vice Chairman (ZBA, Conservation
Restriction Advisory Committee)
Phyllis W. Hughes, Clerk (MAGIC)
Richard Colman, Treasurer (Conservation
Commission, Environmental
Monitor)
Vivian Chaput (Housing, Master Plan)
George B. Foote, Jr. (Capital Requirements
Committee; plan modification review)
Richard H. King

Elaine H. Olden,
Planner Assistant

Meeting called to order at 8:10 p.m.

Bills

The members authorized payment of bills as presented.

ANR plan - North Road

On motion by Ms. Hughes seconded by Mr. Colman, the members voted unanimously to endorse a plan entitled "Plan of Land in Carlisle, Mass. prepared for record owner and applicant Nancy P. Penhune," dated January 25, 1993, by Lancewood Engineering, Inc., 411 Massachusetts Avenue, Acton, MA, "Approval Under the Subdivision Control Law Not Required."

School buses on unaccepted roads

Mr. Colman reported that he is still trying to speak with Mr. Hult about a meeting with the Planning Board concerning school buses on unaccepted roads.

Report on Bog House site visit

Mr. King reported a site visit to the Bog House during which the Selectmen considered the possibility of using space in that building for offices.

After discussion of Ms. Hughes' suggestion that the Planning Board should comment to the Selectmen on the town planning aspects of siting town offices at the periphery of town, on motion by Ms. Hughes seconded by Mr. King, the members voted unanimously to write to the Selectmen summarizing the town

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planning efforts which demonstrate the value of siting town offices in the center. Mr. Foote agreed to write the letter.

Scenic roads

The members agreed to rate the following roads in order to establish a base for the ratings of the roads being considered for scenic road status: Cross St., Acton St., Brook St., and Skelton Rd.

Subdivision regulation change

The members noted the following suggestions for provisions of the Board's subdivision regulations: a provision as suggested by Attorney Cutler in a letter from Kopelman and Paige, P.C., dated June 23, 1992 that

whenever the performance guarantee is provided in the form a bond, deposit of funds, or lender agreement, there shall be endorsed on the subdivision plan a condition that no building permit shall be issued for any lot until the subdivision ways providing access to that lot have been constructed up to a certain level specified by the Board [such as paving base coat, installation of services]

and a provision requiring an additional conduit for town use.

Zoning bylaw change

The members noted the need to amend the conservation cluster zoning bylaw to require a Conservation Restriction on open space held by any means other than owned by the Town, pursuant to M.G.L. Ch. 40A, Sec. 9, and letter from Attorney Lane dated March 8, 1991.

Public hearings

The members instructed Mrs. Olden to publish notice for public hearings on March 8, 1993, for a revision to the conservation cluster zoning bylaw and for consideration of Prospect Street, Fiske Street, and Sunset Road for scenic road status.

Administrative and planning support services

Mr. Ernstoff, Ms. Hughes, and Mr. Colman agreed to serve as a sub-committee to review the letters received in response to the advertisement for administrative and planning support services.

Meeting notices, mail, telephone

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The members instructed Mrs. Olden to post notices for a meeting on Tuesday, February 2, at 8:30 at Mr. Colman's home, 18 Audubon Lane, and for a regular meeting on February 8.

Mrs. Hughes agreed to post notices for subsequent meetings and to get the mail from the post office box and the mail slot in the Town Offices. Mr. Colman said he would ask Mr. Evans to check the telephone messages.

Appreciation for Planner Assistant

Members expressed to Mrs. Olden their appreciation for her devotion and effort over the last 5 1/2 years as assistant to the Board and for her commitment to the good of Carlisle. They mentioned the value of her organizational skills and her reminders of the necessity of meeting legal obligations such as time frames and other requirements and regulations and the check lists she provided to facilitate their work.

Meeting adjourned at 11:37 p.m.

Respectfully submitted,

Elaine H. Olden
Planner Assistant

